

(PORTION OF TENTATIVE TRACT NO. 8041)

DUPLICATE

SHEET 1 OF 5 SHEETS

DATE: MAY, 1977
M & Q PACIFIC
W. DAVID WAGNER R.C.E. NO. 14379
ACREAGE = 12.285 ACRES
LOTS: 48
NO. OF LETTERED LOTS: 11-A, B, C, D, E, F, G, H, I, J, K

TRACT NO. 10006

27629

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF PARCEL 3 AND A PORTION OF PARCELS 1 AND 2 OF MAP FILED
IN BOOK 97 PAGE 39 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, STATE
OF CALIFORNIA.

ACCEPTED AND FILED
JAN 20 1978 AT 8:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDS
A. WYLLIE CABLE, County Recorder

\$13.00

OWNER'S CERTIFICATE

We, the undersigned, being all parties having any record title interest in the land covered by this map, do hereby consent to the preparation and recordation of said map as shown within the colored border line, and we hereby offer for dedication to the public for street purposes: Alicia Parkway, Highlands Avenue and Clipper Way.
We hereby grant to the County of Orange, a perpetual, exclusive easement over lots J & H for care and maintenance.

We also release and relinquish to the County of Orange:
All vehicular access rights to Alicia Parkway and Highlands Avenue except at street intersections.
AVCO COMMUNITY DEVELOPERS, INC., A CORPORATION, RECORD OWNER.

JAMES W. SMITH
Vice President
JAMES W. SMITH

E. TED HIETH
Assistant Secretary
E. TED HIETH

UNITED CALIFORNIA BANK, A CORPORATION TRUSTEE under deed of trust
recorded in Book 12457 Page 675 Official Records.

T. P. WALLACE
Vice President
T. P. WALLACE

ELSIE M. COBY
Asst. Secretary
ELSIE M. COBY

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Orange }
On this 15th day of November, 1977, before me Judith Snyder
a Notary Public in and for said County and State, personally appeared
James W. Smith known to me to be Vice President
and E. Ted Hieth known to me to be Assistant Secretary
of AVCO COMMUNITY DEVELOPERS, INC., a corporation, the corporation that
executed the within instrument and known to me to be the persons that executed
the within instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the same.

My Commission Expires 7-18-80 Judith Snyder
Notary Public in and for said
County and State

NOTARY ACKNOWLEDGEMENT

State of California } s.s.
County of Orange }
On this 21st day of November, 1977, before me Geraldine M. Carper
a Notary Public in and for said County and State, personally appeared
T. P. WALLACE known to me to be Vice President
and ELSIE M. COBY known to me to be Asst. Secretary
of UNITED CALIFORNIA BANK, a corporation, the corporation that
executed the within instrument and known to me to be the persons that executed
the within instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the same.

My Commission Expires 5-25-81 Geraldine M. Carper
Notary Public in and for said
County and State

SOILS REPORT

A soils report was prepared by Evans, Goffman and McCormick,
September 18, 1972, and signed by Jackson E. Goffman, C.E.G. #2
and Dennis A. Evans, R.C.E. #450.

ENGINEER'S CERTIFICATE

I, W. David Wagner, do hereby certify that I am a Registered Civil Engineer No. 14379 of the State of California; that this map consisting of 5 sheets and the true and complete survey made in April, 1977 which it correctly represents were made by me or under my direction; that the monuments are of the character and occupy the positions indicated, or will be set in such positions within ninety days after the acceptance of improvements; and that said monuments are sufficient to enable the survey to be retraced.

W. David Wagner
W. David Wagner R.C.E. No. 14379

COUNTY SURVEYOR'S CERTIFICATE

I, C.R. Nelson, County Surveyor of Orange County, do hereby certify that I have examined this map and have found it to be substantially the same as the tentative map as filed with, amended and approved by the Orange County Planning Commission; that all provisions of the Subdivision Map Act and County Subdivision Regulations have been complied with, and I am satisfied said map is technically correct.

Dated this 30th day of Dec, 1977.

C.R. Nelson
County Surveyor

By Robert U. Wise
Deputy

COUNTY CLERK'S TAX CERTIFICATE

State of California } s.s.
County of Orange }

I, June Alexander, Clerk of the Board of Orange County, do hereby certify to the County Recorder of said County that the provisions of the Subdivision Map Act have been complied with regarding deposits to secure the payment of taxes or special assessments collected as taxes on the land covered by this map.

Dated this 17th day of January, 1978

June Alexander
CLERK OF THE BOARD

By Siene Hayes
Deputy

COUNTY TAX COLLECTOR'S CERTIFICATE

State of California } s.s.
County of Orange }

I, Robert L. Citron, County Tax Collector - Treasurer of Orange County, do hereby certify that according to the records of my office there are no liens against the land shown within the colored border on this map or any part thereof for unpaid State or County taxes or special assessments collected as taxes.

Dated this 1st day of Dec, 1977

Robert L. Citron
County Tax Collector - Treasurer

By V. Giordano
Deputy Tax Collector

COUNTY CLERK'S CERTIFICATE

State of California } s.s.
County of Orange }

I, June Alexander, Clerk of the Board of Orange County, do hereby certify that this map was presented for approval to said Board at a regular meeting thereof held on the 17th day of January, 1978 and that thereupon said Board did, by an order duly passed and entered, approve said map, and did accept on behalf of the public the dedication for street purposes of: Alicia Parkway, Highlands Avenue and Clipper Way.

And did also accept on behalf of the County of Orange:
All vehicular access rights to Alicia Parkway and Highlands Avenue except at street intersections, as released and relinquished.

Lots J and H as granted.

And did also approve subject map pursuant to the provisions of section 66436(c)(1) of the Subdivision Map Act.

Dated this 17th day of January, 1978

June Alexander
CLERK OF THE BOARD

By Siene Hayes
Deputy

SIGNATURE OMISSION:

PURSUANT TO THE PROVISIONS OF SECTION 66436(C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED:

1. MOUNTAIN NIGUEL WATER DISTRICT, HOLDER OF AN EASEMENT RECORDED IN BOOK 10731, PAGE 221, OFFICIAL RECORDS OF ORANGE COUNTY.
2. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A PUBLIC UTILITY, HOLDER OF EASEMENTS RECORDED IN BOOK 5699, PAGES 42-43, BOOK 5699, PAGES 44-45, AND BOOK 10360, PAGES 203-204, OFFICIAL RECORDS OF ORANGE COUNTY.
3. LLOYDS BANK, HOLDER OF AN EASEMENT BY DEED RECORDED IN BOOK 6994, PAGE 601, OFFICIAL RECORDS.

(PORTION OF TENTATIVE TRACT NO. 8041)

DATE: MAY, 1977
M & Q PACIFIC
W. DAVID WAGNER R.C.E. NO. 14379
SCALE: 1" = 80'
ACREAGE: 12.285 ACRES
LOTS: 48
NO. OF LETTERED LOTS: 11 - A, B, C, D, E, F, G, H, I, J & K
DATE OF SURVEY: MAY 1977

DUPLICATE

SHEET 2 OF 5 SHEETS

27629

TRACT NO. 10006

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

ACCEPTED AND FILED
JAN 20 1978 AT 8:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDS
A. WYLLIE CABLE, County Recorder

\$13.00

MONUMENT NOTES:

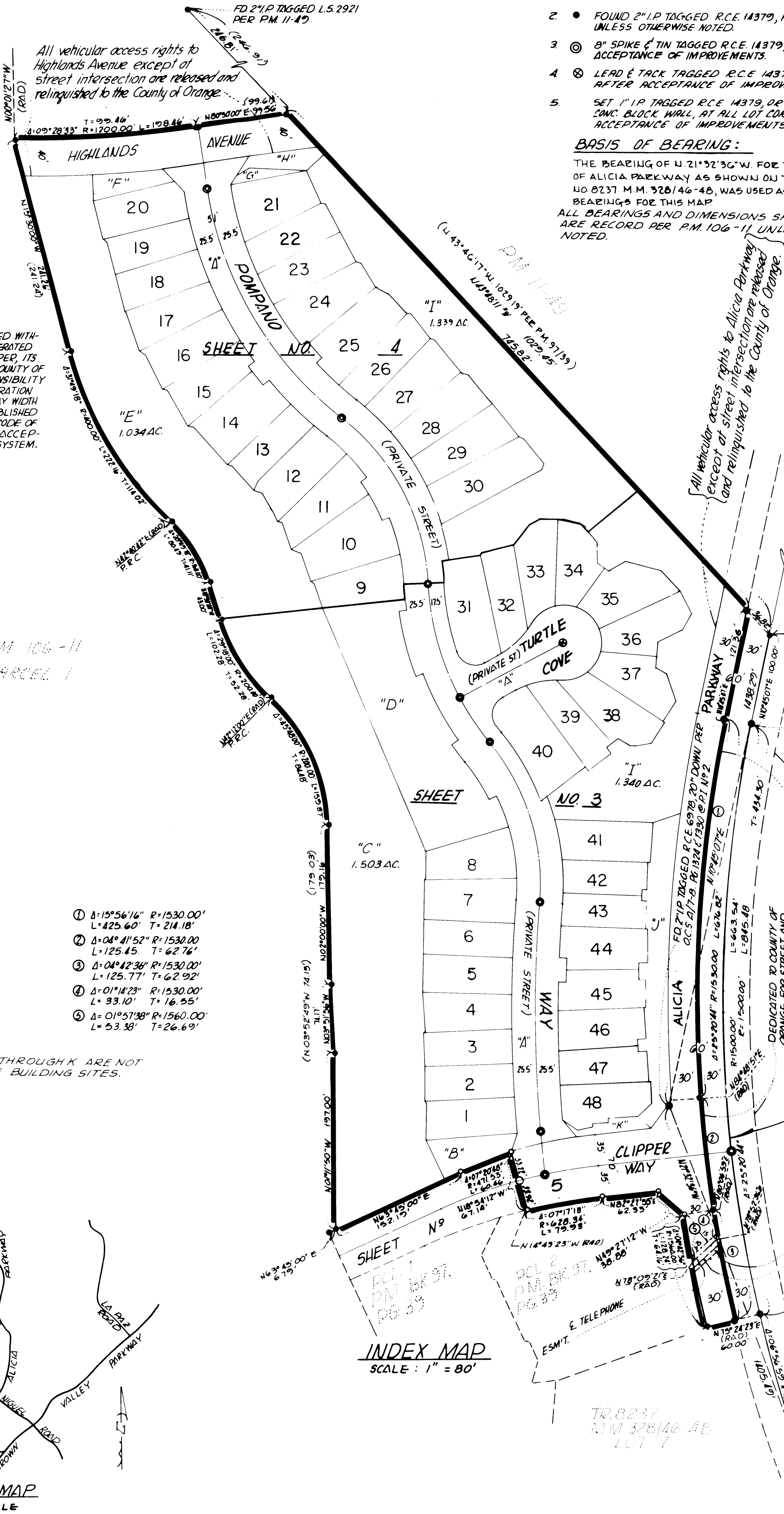
1. ○ SET 2" I.P. TAGGED R.C.E. 14379, FLUSH UNLESS OTHERWISE NOTED.
2. ● FOUND 2" I.P. TAGGED R.C.E. 14379, FLUSH, PER P.M. BK 97, PG 39 UNLESS OTHERWISE NOTED.
3. ⊙ 8" SPIKE & TIN TAGGED R.C.E. 14379, TO BE SET, 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
4. ⊗ LEAD & TACK TAGGED R.C.E. 14379, TO BE SET 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.
5. SET 1" I.P. TAGGED R.C.E. 14379, OR LEFT TAGGED R.C.E. 14379 IN CONC. BLOCK WALL, AT ALL LOT CORNERS WITHIN 90 DAYS AFTER ACCEPTANCE OF IMPROVEMENTS.

BASIS OF BEARING:

THE BEARING OF N 21° 32' 36" W. FOR THE CENTERLINE OF ALICIA PARKWAY AS SHOWN ON THE MAP OF TRACT NO. 8237 M.M. 328/46-48, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
ALL BEARINGS AND DIMENSIONS SHOWN " " ARE RECORD PER P.M. 106-11 UNLESS OTHERWISE NOTED.

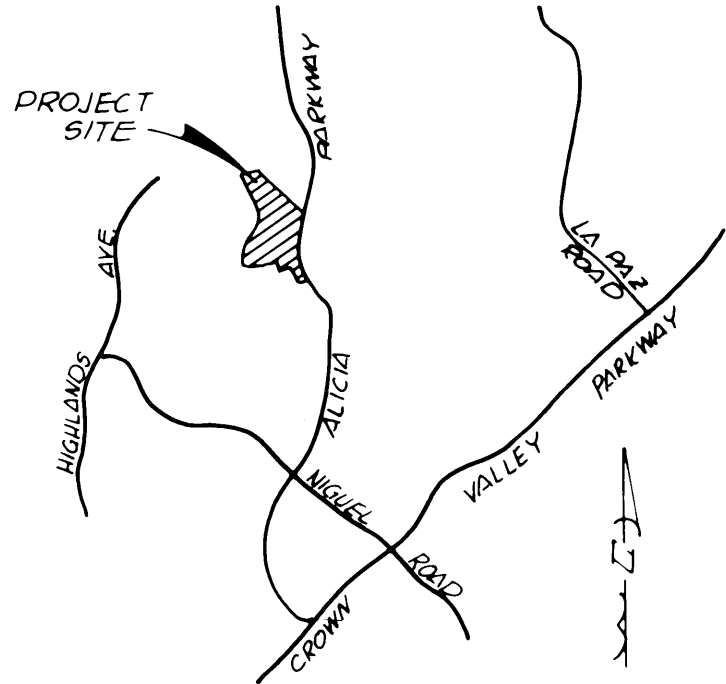
NOTE:

THE PRIVATE DRIVES CONSTRUCTED WITHIN THIS TRACT SHALL BE OWNED, OPERATED AND MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS. THE COUNTY OF ORANGE SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OR OPERATION THEREOF IN THAT THE RIGHT-OF-WAY WIDTH IS LESS THAN THE MINIMUM ESTABLISHED BY THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA FOR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM.



- ① Δ=15°56'16" R=1530.00' L=425.60' T=214.18'
- ② Δ=04°41'52" R=1530.00' L=125.45' T=62.76'
- ③ Δ=04°42'36" R=1530.00' L=125.77' T=62.92'
- ④ Δ=01°14'23" R=1530.00' L=33.10' T=16.55'
- ⑤ Δ=01°57'38" R=1560.00' L=53.38' T=26.69'

NOTE LOTS A THROUGH K ARE NOT SEPARATE BUILDING SITES.



VICINITY MAP
NO SCALE

INDEX MAP
SCALE: 1" = 80'

(PORTION OF TENTATIVE TRACT NO. 8041)

DUPLICATE

SHEET 3 OF 5 SHEETS

DATE: MAY, 1977
M & Q PACIFIC
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ACCEPTED AND FILED
JAN 20 1978 AT 8:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
A. WYLLIE CARYLE, County Recorder

\$12.00

FD 2" P.W. NAIL ON
SURFACE PER O.C.S. A/7-8,
PG. 1325 C.P.I. N° 3

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(PORTION OF TENTATIVE TRACT NO. 8041)

DATE: MAY, 1977

M&Q PACIFIC

W. DAVID WAGNER R.C.E. NO. 14379

SCALE: 1" = 40'

ACREAGE: 12.25 ACRES

LOTS: 48

NO. OF LETTERED LOTS: 11 - A, B, C, D, E, F, G, H, I, IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, STATE OF CALIFORNIA

DATE OF SURVEY: MAY 1977 J&K

DUPLICATE

SHEET 4 OF 5 SHEETS

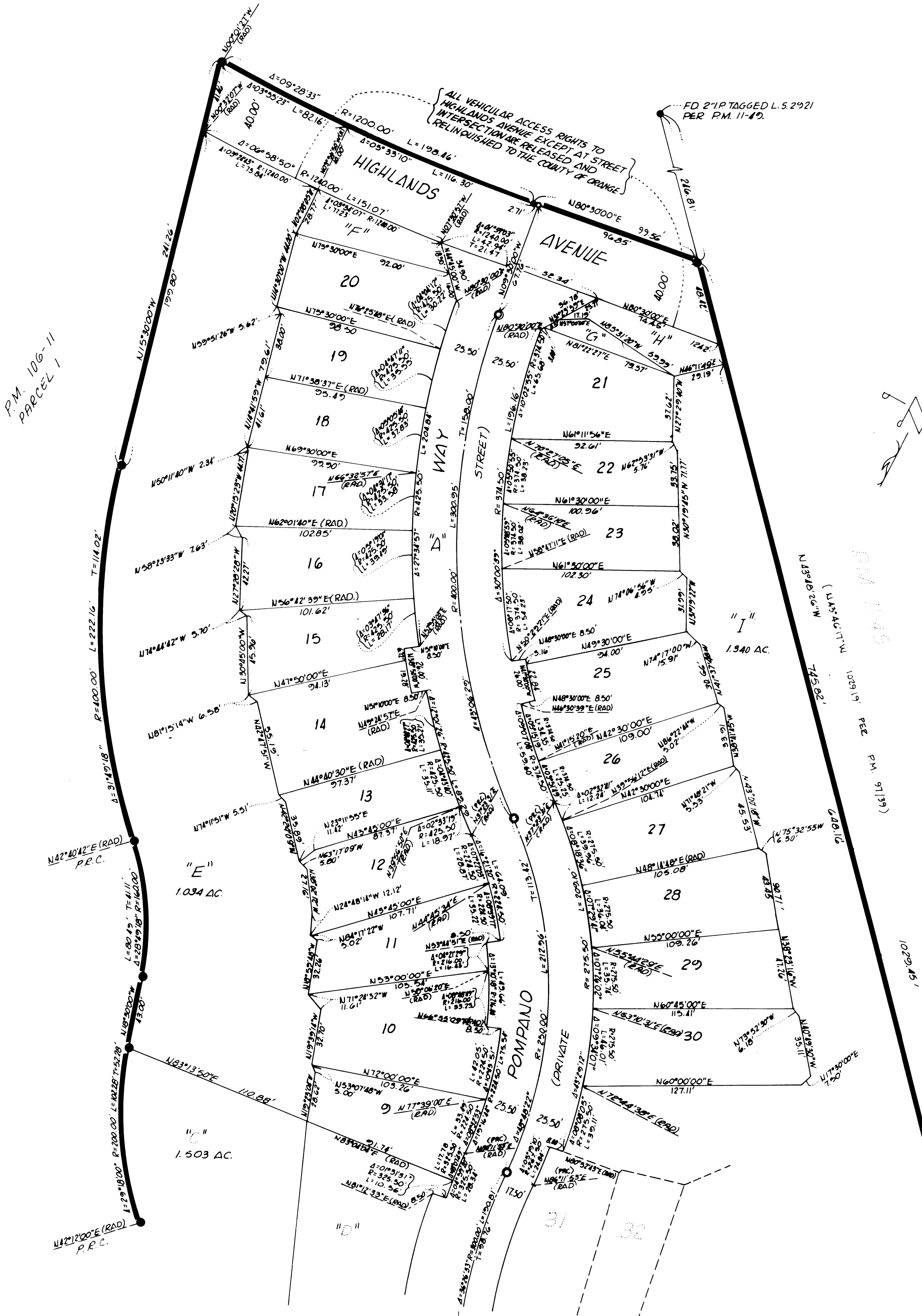
27629

ACCEPTED AND FILED
JAN 20 1978 AT 8:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO.
ORANGE COUNTY RECORDS
A. WYLLIE CABLE, County Recorder

\$13.00

NOTE: LOTS A THROUGH K ARE NOT
SEPARATE BUILDING SITES.

NOTE: SEE SHEET NO. 2 FOR
MONUMENT NOTES AND BASIS
OF BEARINGS.



SEE

SHEET

No 3

DUPLICATE

SHEET 5 OF 5 SHEETS

27629

(PORTION OF TENTATIVE TRACT NO. 8041)

DATE: MAY, 1977

M&Q PACIFIC

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DATE OF SURVEY: MAY 1977 IJK

ACCEPTED AND FILED
JAN 20 1978 AT 2:00 AM
AT REQUEST OF
TITLE INSURANCE & TRUST CO
ORANGE COUNTY RECORDS
A WYLE CABLE, County Recorder

TRACT NO. 10006

SEE SHEET No 3

ALL VEHICULAR ACCESS RIGHTS
TO ALICIA PARKWAY EXCEPT AT
STREET INTERSECTION ARE RELEASED
AND RELINQUISHED TO THE
COUNTY OF ORANGE.

812.00

(DEDICATED TO COUNTY OF
ORANGE FOR STREET AND
HIGHWAY PURPOSES PER
8581/266 O.R.

47M2212 5121712 3

SEE SHEET N° 4

PCL 2.
P.M. BK 97, PG. 39.

10' WIDE PACIFIC TELEPHONE AND
TELEGRAPH ESM'T PER 10360/203 O.R.

15' WIDE SANITATION SEWER ESM'T TO
MOUTON MIGUEL WATER DISTRICT
PER 10731/221 O.R. -----

ESM'T. & TELEPHONE

TR 8237
MM 328/46-48
LOT 7

FD O.C. WELL MON. WITH
HEX DURAL BAR PER
Q.C.S. 4/7-8, PG. 1324.

FD. 2" I.P. W/ NAIL ON SURFACE
PER O.C.S. A/7-8, PG. 1325
P. 11103

14379

NOTE: LOTS A THROUGH K ARE NOT
SEPARATE BUILDING SITES.

SEE SHEET N^o 3

NOTE: SEE SHEET NO. 2 FOR MONUMENT
NOTES AND BASIS OF BEARINGS.

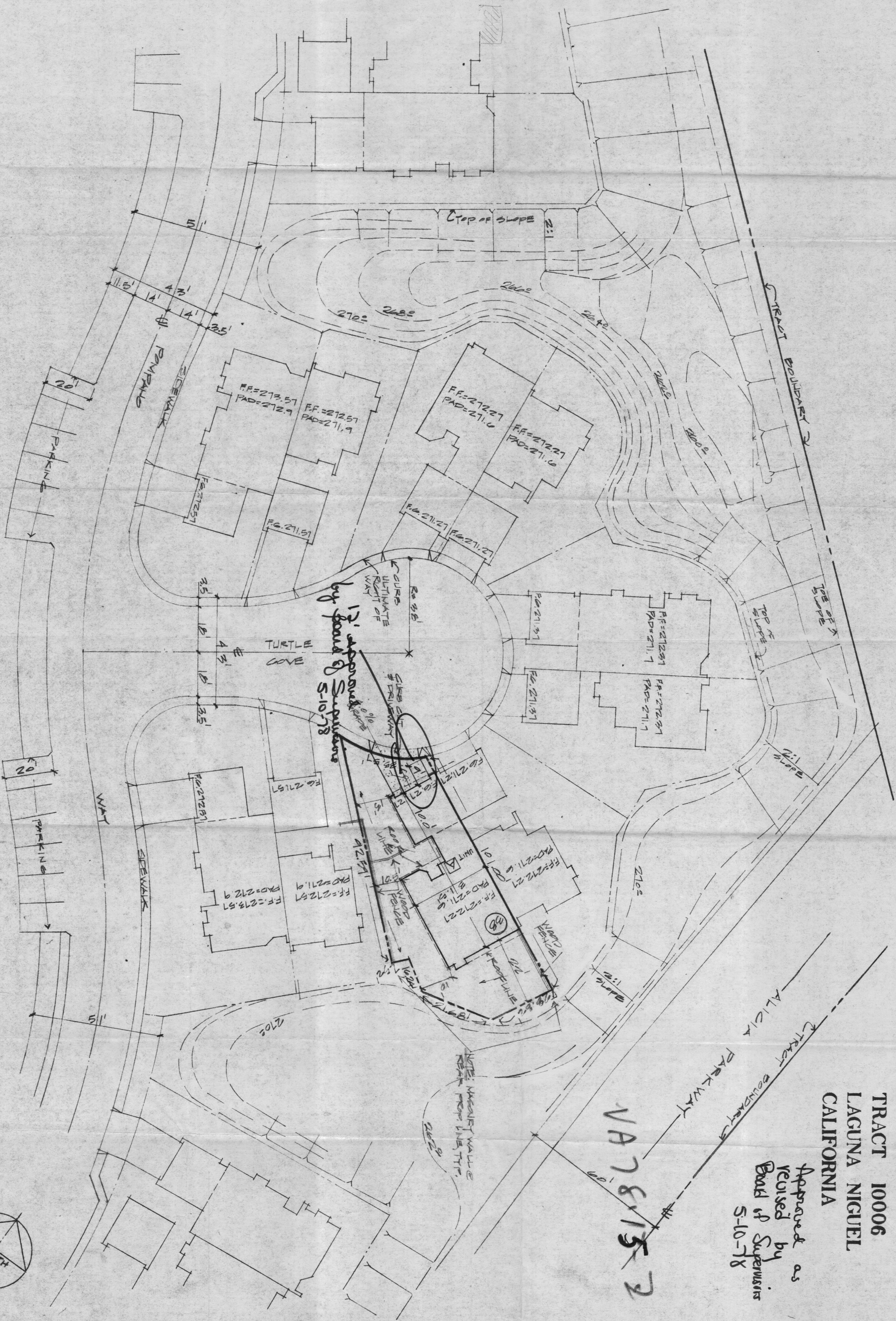
SEE SHEET N° 3

Revised by
George Calmuck
3-9-78

VARIANCE
EXHIBIT
LOT 38
A PART OF
TRACT 10006
LAGUNA NIGUEL
CALIFORNIA

Approved as
revised by
Board of Supervisors
5-10-78

VA 7815-2



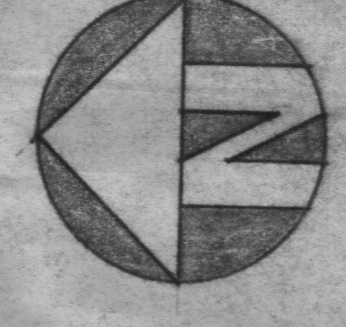
revisions date

10006
date
checked

MRSD10101
AND ASSOCIATES

17748 Bay Park Boulevard
Irvine, California 92714
Tel. (714) 830-5050

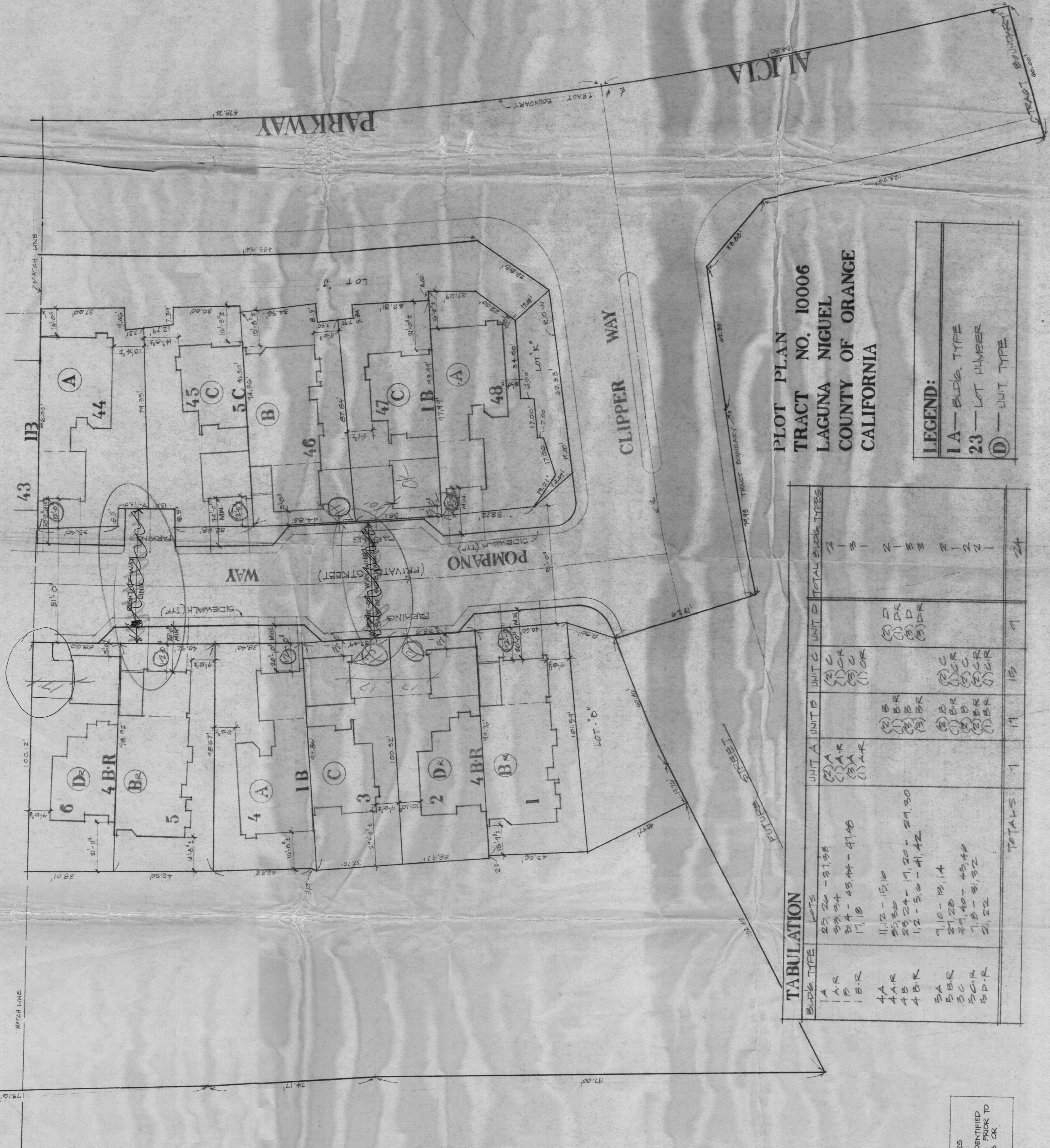
sheet number
S-1
of 4 sheets



SCALE: 1" = 20'-0"

RECEIVED
LAND USE SECTION
APR 3 1978
ORANGE COUNTY
Current 385' & Dwy.

72, 10006



PLOT PLAN NO. 10006
TRACT NO. 10006
LAGUNA NIGUEL
COUNTY OF ORANGE
CALIFORNIA

LEGEND:
1A - BLDG. TYPE
23 - LOT NUMBER
D - UNIT TYPE

TABULATION					
BLDG. TYPE	LOTS	UNIT A	UNIT B	UNIT C	UNIT D
1A	25, 26 - 31, 38	(2) A	(2) A	(2) C	(2) D
1B	32, 34	(1) A	(1) A	(1) C	(1) D
1C	34 - 43, 44 - 47, 48	(3) A	(3) A	(3) C	(3) D
1D	1, 11, 18	(1) A	(1) A	(1) C	(1) D
4A	11, 12 - 15, 16	(2) B	(2) B	(2) C	(2) D
4B	25, 28	(1) B	(1) B	(1) C	(1) D
4C	29, 24 - 17, 20 - 29, 30	(3) B	(3) B	(3) C	(3) D
4D	12 - 5, 6 - 11, 12	(1) B	(1) B	(1) C	(1) D
5A	7, 10 - 13, 14	(2) B	(2) B	(2) C	(2) D
5B	27, 28	(1) B	(1) B	(1) C	(1) D
5C	29, 40 - 43, 46	(3) B	(3) B	(3) C	(3) D
5D	7, 8 - 3, 32	(1) B	(1) B	(1) C	(1) D
5E	21, 22	(1) B	(1) B	(1) C	(1) D
TOTALS		1	14	15	1
					24

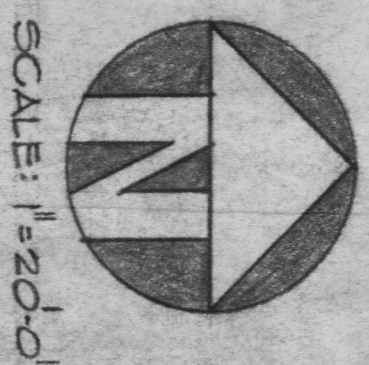
LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED
BY PERMANENT SURVEY MARKERS PRIOR TO
ANY FINAL GRADING INSPECTIONS OR
FINAL BUILDING INSPECTIONS.

SEE SHEET 5-2

LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED BY PERMANENT SURVEY MARKERS PRIOR TO FINAL BUILDING INSPECTIONS.



LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED BY PERMANENT SURVEY MARKERS PRIOR TO FINAL BUILDING INSPECTIONS.



SCALE: 1"=200'

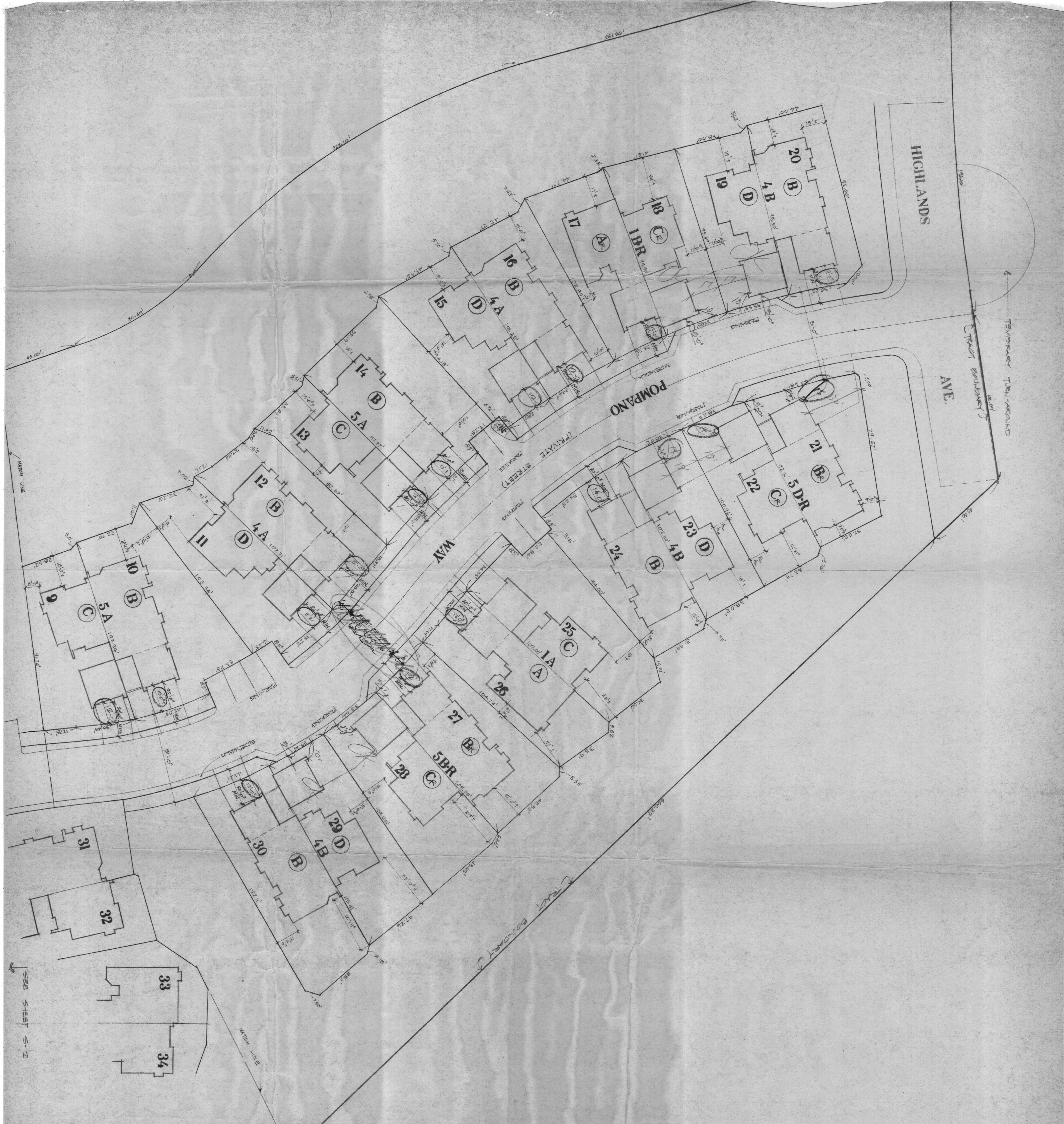
RECEIVED
LAND USE SECTION
APR 3 1978
OKLAHOMA COUNTY
Current 1/2 & Dev.

avco - foothill duplexes

avco community developers 3 monarch bay plaza laguna niguel, california

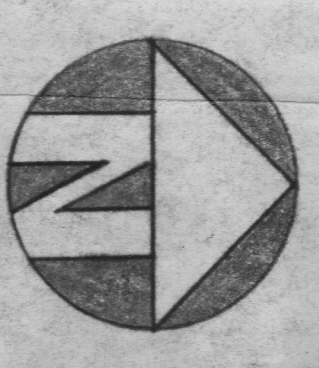
92667

tel. (714) 830-5050



PLOT PLAN
 TRACT 10006

LOT SURVEY MARKERS
 ALL LOT CORNERS SHALL BE IDENTIFIED
 BY PERMANENT SURVEY MARKERS PRIOR TO
 ANY FINAL GRADING INSPECTIONS OR
 FINAL BUILDING INSPECTIONS.



SCALE: 1" = 20'-0"

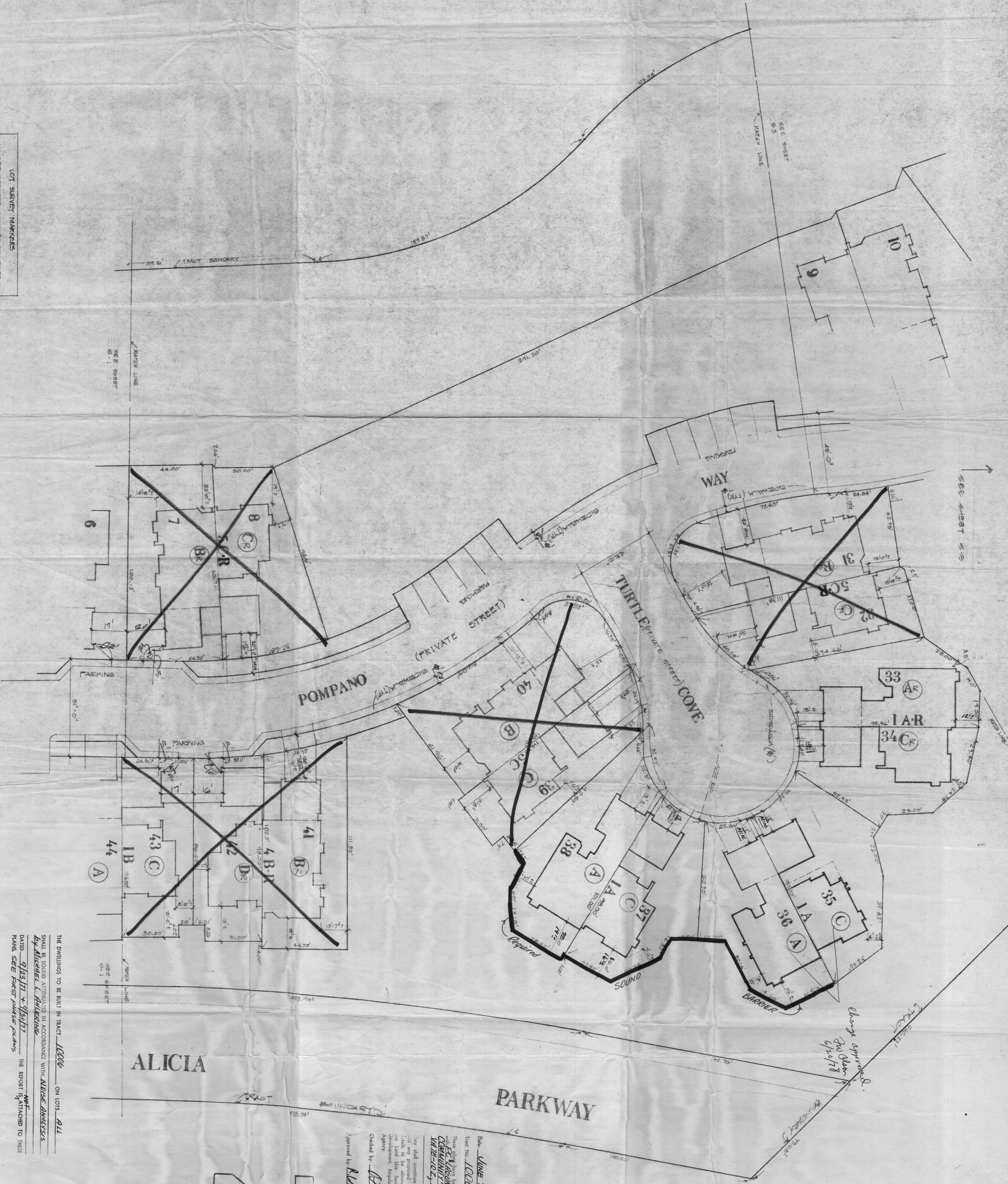
RECEIVED
 LAND USE SECTION
 APR. 3 1978
 OSAN-TE COUNTY
 Current and 3 Div.

avco - foothill duplexes
 avco community developers 3 monarch bay plaza laguna niguel, california

92667 tel (714) 830-5050

10-22-78
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 sheet number
 17948 Bay Park Subdivision
 Irvine, California 92714
 Tel. 714 835-8910
 AD ASSOCIATES
 ARCHITECTS
 d 4 streets

LOT SURVEY MARKERS
ALL LOT CORNERS SHALL BE IDENTIFIED
BY PERMANENT SURVEY MARKERS PRIOR TO
FINAL BUILDING INSPECTIONS. C.



THE DWELLINGS TO BE BUILT IN TRACT 10006 ON LOTS 1-44
SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING
ORDINANCES OF THE CITY OF ANAHEIM, CALIFORNIA
BY MICHAEL L. RULLMAN
DATE 9/13/77
THE REPORT IS ATTACHED TO THESE
PLANS. SEE FIRST PHASE PLANS



SCALE: 1"=20'-0"

1622
B-22-11
drawn
checked

revisions date
A 6-7-78

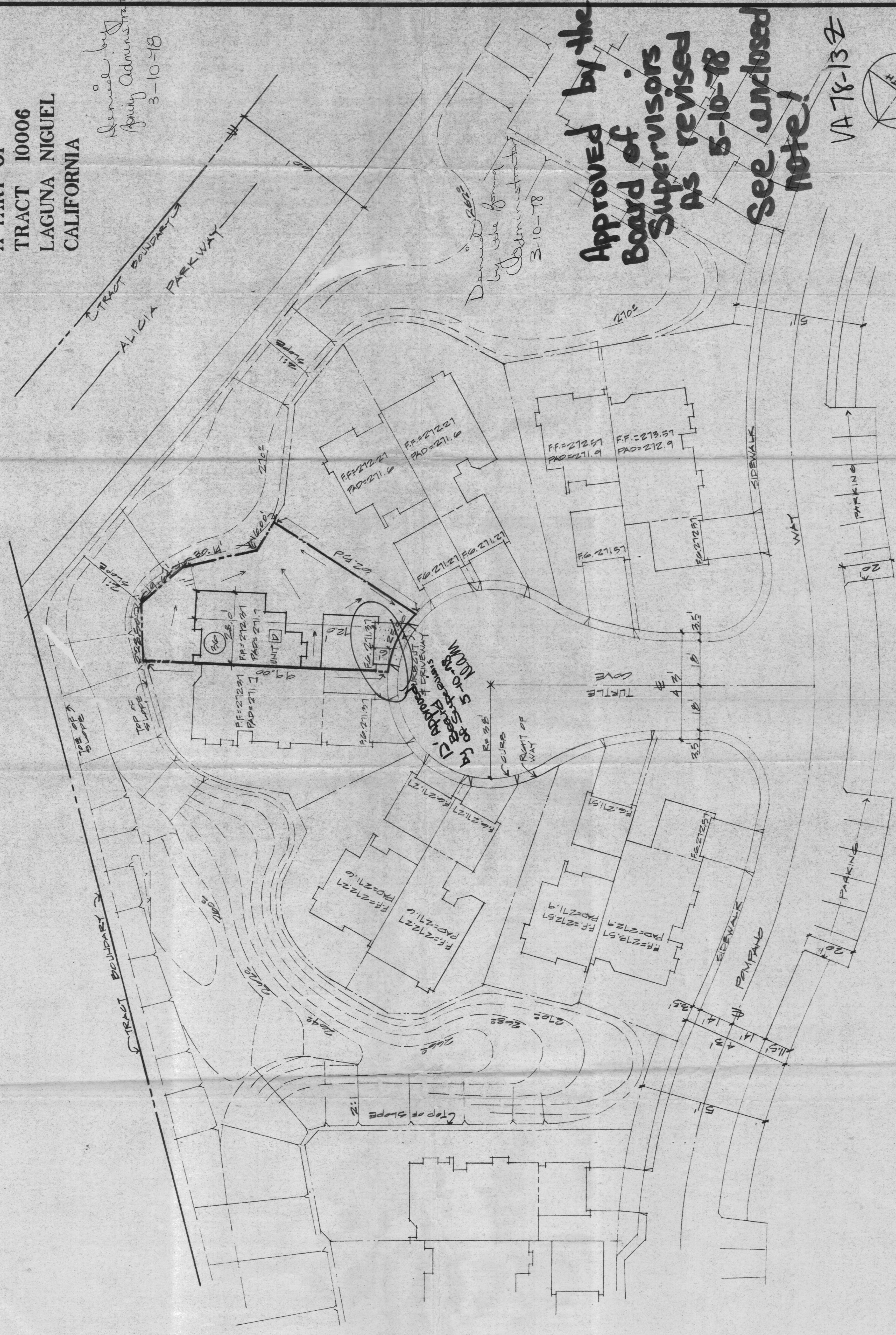
avco - foothill duplexes
avco community developers 3 monarch bay plaza laguna niguel, california

INSPECTORS COPY TRACT 10006
LOTS 33-38
92667 tel. (714) 830-5050

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JUN 20 1978
ORANGE COUNTY
Current Planning & Dev.
of 41 streets

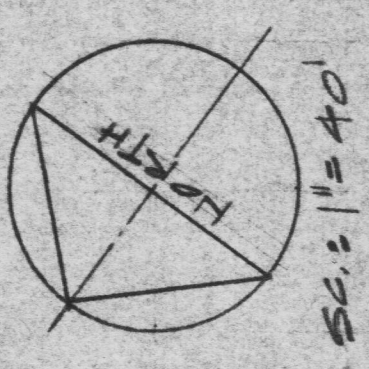
VARIANCE
EXHIBIT
LOT 36
A PART OF
TRACT 10006
LAGUNA NIGUEL
CALIFORNIA

Reviewed by
County Administrator
3-10-78



Approved by the
Board of
Supervisors
As revised
5-10-78
See enclosed
note!

VA 78-132



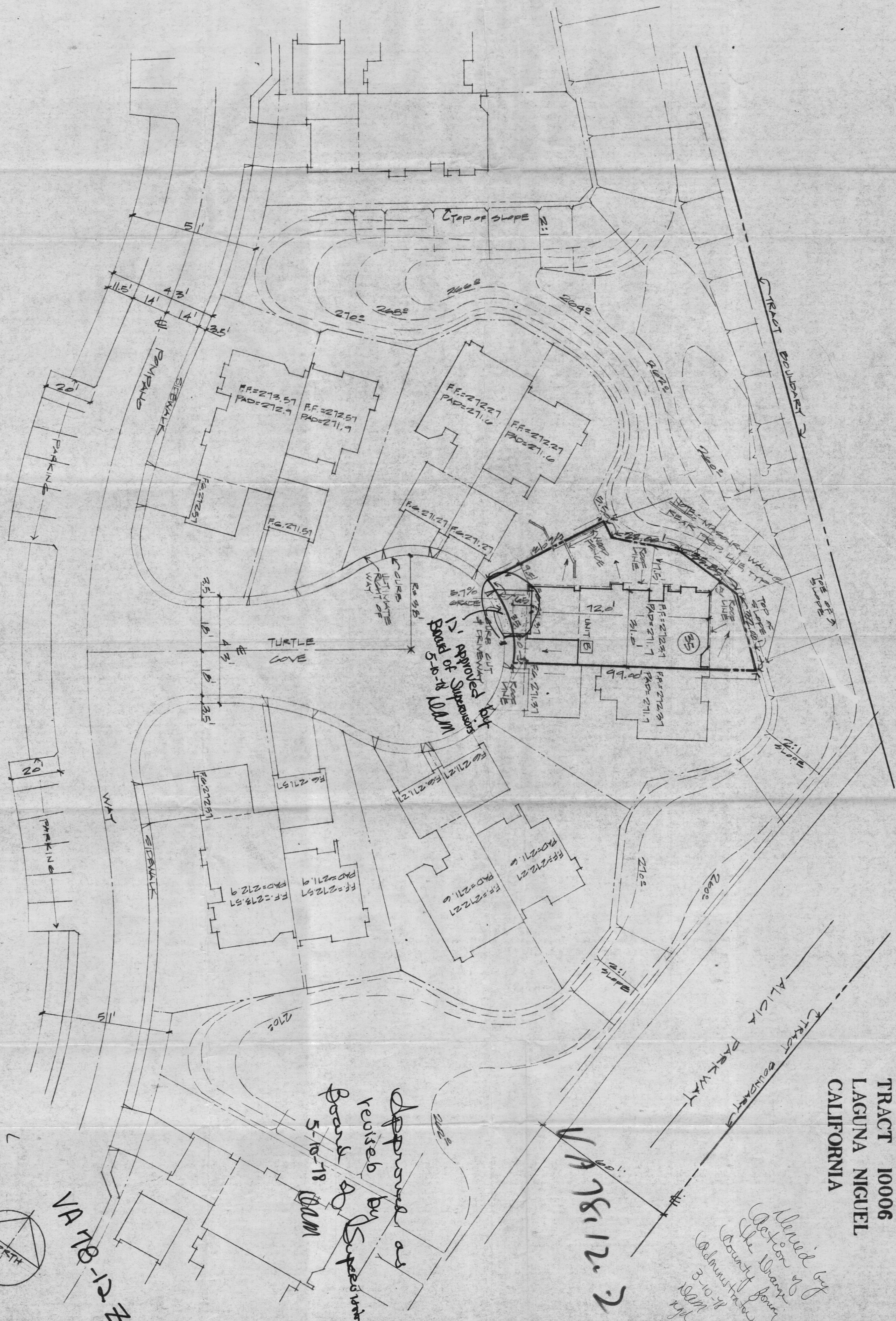
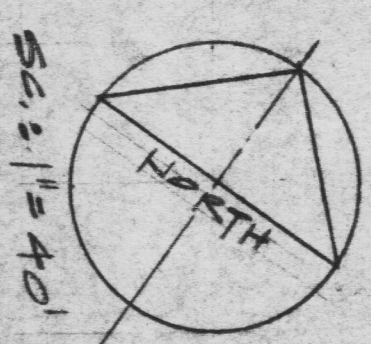
**VARIANCE
EXHIBIT
LOT 35
A PART OF
TRACT 10006
LAGUNA NIGUEL
CALIFORNIA**

*Reviewed by
Carter
the Orange
County Board
of Supervisors
3-10-78
10AM
RJA*

1/18/12

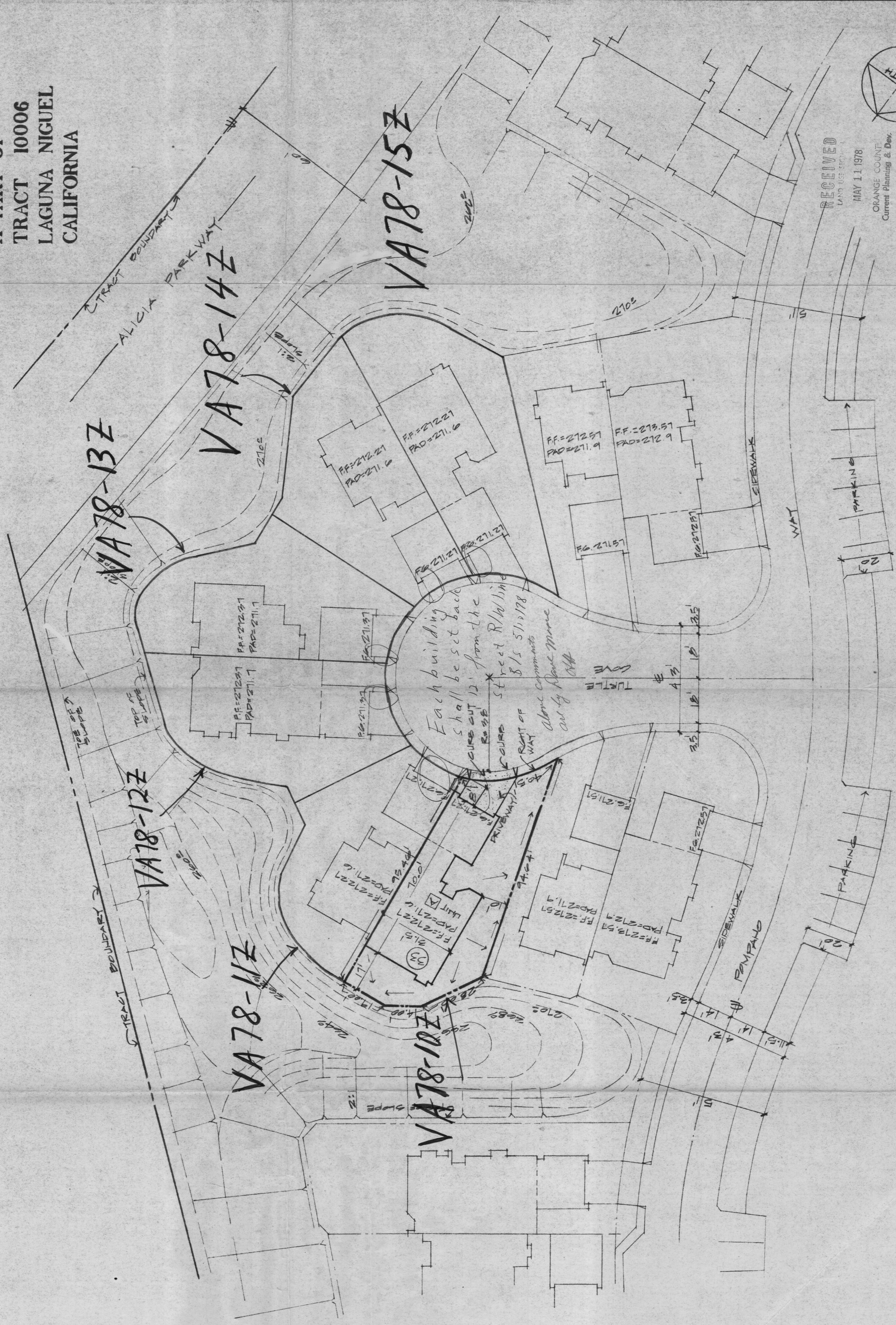
*Approved as
revised by
Board of Supervisors
5-10-18
DAM*

1/18/12



VARIANCE
EXHIBIT
LOT 33
A PART OF
TRACT 10006
LAGUNA NIGUEL
CALIFORNIA

What is the effect of the greater
setback on the sound attenuation requirement?
Previously approved sound attenuation proposal and
landscape screening plan may need revision.



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